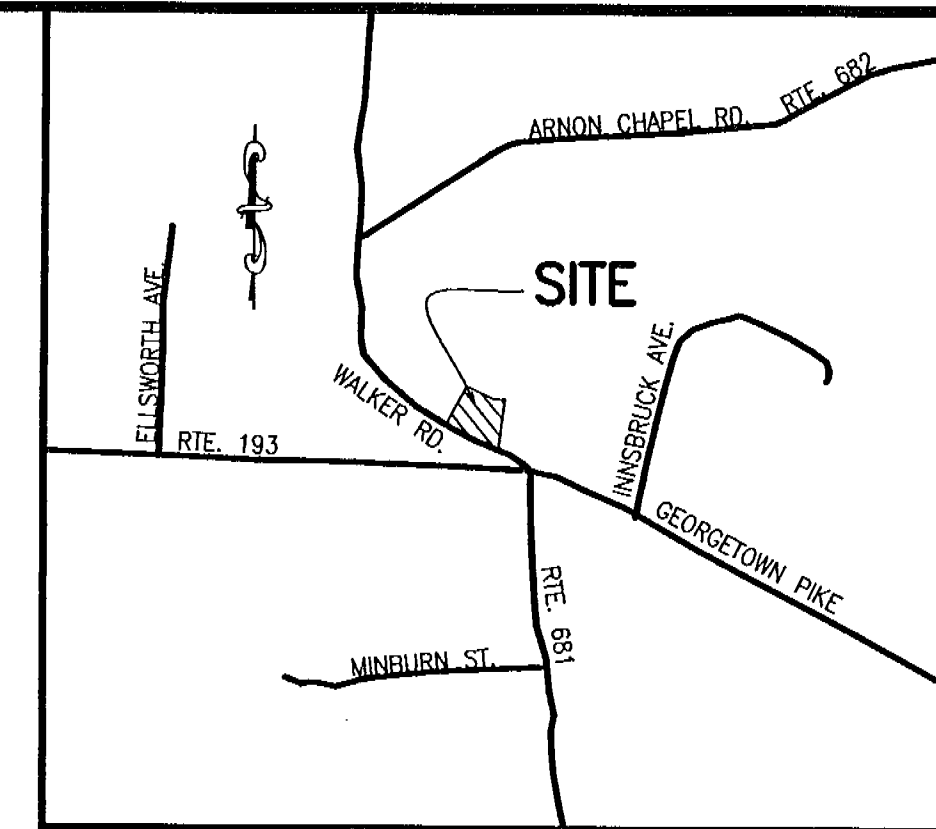


GENERAL NOTES:

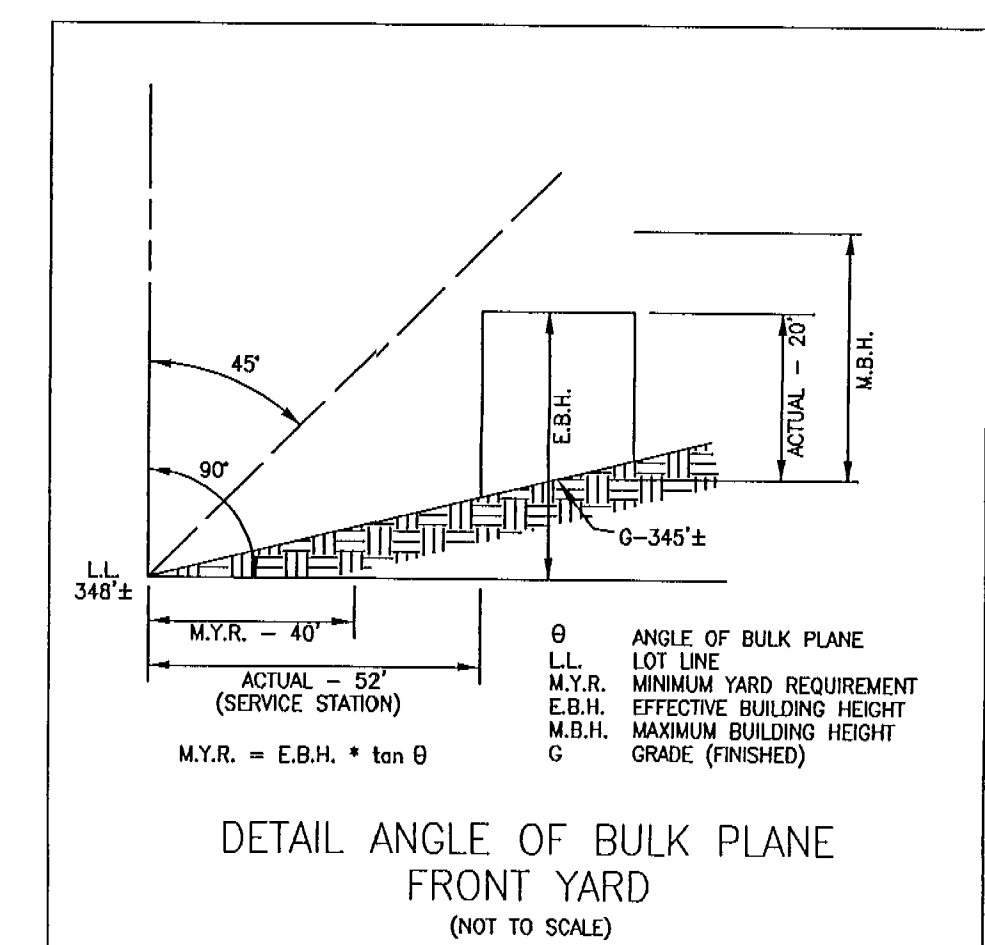
1. THE PROPERTY SUBJECT TO THIS SPECIAL EXCEPTION PLAT CONSISTS OF 0.8113 ACRES AND IS SHOWN ON FAIRFAX COUNTY TAX MAP 13-1 ((2)) PARCEL 1A1
2. THE SUBJECT PROPERTY LOCATE AT 719 WALKER ROAD, IS OWNED BY WALKER ROAD ASSOCIATES, LLC.
3. THE PROPERTY IS PRESENTLY ZONED C-8. THE APPLICANT, AUTO CARE, INC. REQUESTS APPROVAL OF A CATEGORY 5 SPECIAL EXCEPTION APPROVAL FOR ESTABLISHMENT OF A LIGHT VEHICLE SERVICE ESTABLISHMENT IN LIEU OF THE PRESENT SERVICE STATION USE. THE APPLICANT IS PROPOSING TO RENOVATE THE EXISTING STRUCTURE TO PROVIDE A TOTAL OF NINE (9) SERVICE BAYS. COUNTY TAX RECORDS INDICATE THE EXISTING STRUCTURE WAS BUILT IN 1965.
4. THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THIS SE PLAT, PROVIDED THAT MINOR MODIFICATIONS MAY BE PERMITTED WHEN NECESSITATED BY FINAL SITE DESIGN AND ENGINEERING AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES).
5. BOUNDARY INFORMATION WAS PREPARED BY WILLIAM H. GORDON ASSOCIATES, INC. (WHGA). BASED ON A ALTA/ACSM SURVEY AND THE TITLE INFORMATION PROVIDED EFFECTIVE 3/18/91, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE.
6. THE EXISTING CONDITIONS PRESENTED HEREON ARE BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PREPARED BY WHGA, DATED OCTOBER 25, 1993. THE CONTOUR INTERVAL IS 2.0 FEET.
7. THERE ARE NO NEW PUBLIC STREETS PROPOSED WITH THIS APPLICATION. PRESENTLY, THE SITE MAINTAINS THREE (3) DRIVEWAY ENTRANCES OFF WALKER ROAD. THE PROPOSED RELOCATED SITE ACCESS WILL ALIGN WITH AN EXISTING DRIVEWAY ENTRANCE AS SHOWN. THE APPLICANT RESERVES THE RIGHT TO MAINTAIN A SECOND ACCESS OFF WALKER USING ONE OF THE EXISTING DRIVEWAY ENTRANCES. SUBJECT TO FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
8. THE COUNTY WIDE TRAIL PLAN CALLS FOR AN EQUESTRIAN TRAIL ALONG PROPERTIES FRONTING ON WALKER ROAD. IN ACCORDANCE WITH THE FPM MANUAL THE TRAIL SHALL BE CONSTRUCTED OF EITHER COMPACTED STONE AND BLUESTONE DUST OR WOOD CHIPS. THE TRAIL SHALL BE SIX FOOT WIDE WITH A TEN (10) FOOT PUBLIC EASEMENT.
9. THE SITE IS PRESENTLY DEVELOPED, AND THERE ARE NO SCENIC ASSETS OR NATURAL AREAS DESERVING OF PROTECTION.
10. SEE TABULATIONS BELOW REGARDING PROPOSED FAR AND PARKING PROVIDED.
11. PUBLIC WATER WILL BE PROVIDED BY AN EXISTING 8 INCH WATER LINE ON WALKER ROAD.
12. THE PROPOSED USE WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND PREVIOUSLY APPROVED PLANS AND CONDITIONS WITH THE EXCEPTION OF:
 - A. A 2/3 REDUCTION OF THE 50 FOOT TRANSITIONAL SCREEN YARD REQUIREMENT TO USE A 6 FOOT BRICK OR ARCHITECTURAL BLOCK WALL IN ACCORDANCE WITH SECTION 13-304 PARAGRAPHS 2 AND 4.
13. THERE IS NO PUBLIC SEWER PROPOSED WITH THIS APPLICATION. AN EXISTING SEPTIC DRAINFIELD WILL BE UTILIZED, AND EXPANDED IF REQUIRED, BASED ON SOIL PERC RATES, AND HOURS OF OPERATION AS DETERMINED BY HEALTH DEPARTMENT. A STATEMENT FROM THE HEALTH DEPARTMENT THAT THE EXISTING FACILITIES ARE ADEQUATE HAS BEEN REQUESTED AND WILL BE PROVIDED.
14. THE PROPOSED PUBLIC IMPROVEMENTS INCLUDE RIGHT OF WAY DEDICATION AND THE CONSTRUCTION OF UPGRADED ENTRANCE(S) TO VDOT COMMERCIAL ENTRANCE STANDARDS. WALKER ROAD IS PRESENTLY A TWO LANE ROAD, THE COMPREHENSIVE PLAN DOES NOT CALL FOR ROAD WIDENING IN THIS AREA AND NONE IS PROPOSED.
15. STORM WATER MANAGEMENT INCLUDING BMP'S WILL BE PROVIDED BY AN EXTENDED DRY POND OR INFILTRATION TRENCH AS GENERALLY SHOWN, SUBJECT TO MODIFICATION BASED ON FINAL ENGINEERING DESIGN AND COUNTY APPROVAL.
16. BASED ON AVAILABLE RECORDS, THERE IS NO FLOODPLAIN, RPA'S OR EGC'S ON THE PROPERTY.
17. PORTIONS OF THE SITE ALONG THE NORTHERN PROPERTY LINE SHALL BE PROTECTED BY LIMITS OF CLEARING AND GRADING AS SHOWN.
18. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO GRAVES ON THE SITE.
19. OUTSIDE LIGHTING WILL BE RESTRICTED TO BUILDING MOUNTED LIGHTS, NO LOUDSPEAKERS ARE PROPOSED.
20. THE APPLICANT SHALL COMPLY WITH ANY LAWS GOVERNING THE STORAGE OF ANY EXISTING HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS STORED ON THE SUBJECT PROPERTY.
21. A STATEMENT CONFIRMING OWNERSHIP OF THE PROPERTY AND THE APPLICANTS RELATIONSHIP INTEREST IN THE SAME IS CONTAINED ON THE AFFIDAVIT SUBMITTED SEPARATELY.
22. THE PROPOSED FACILITY WILL BE CONSTRUCTED WHEN ALL COUNTY APPROVALS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

- PROPOSED SERVICE BAY
- EVERGREEN: 24-36' AND 6-1' IN HEIGHT
I.E. JUNIFER, YEW, NORWAY SPRUCE, WHITE PINE, HEMLOCK
- MAJOR SHADE TREE: 1 1/2-2' CAL.
I.E. MAPLE, OAK, SYCAMORE, HONEYLOCUST
- ORNAMENTAL TREE: 8-10' IN HEIGHT
I.E. FLOWERING DOGWOOD, CHERRY, REDBUD
- ORNAMENTAL SHRUBS: 15-18' HEIGHT
I.E. BURNING BUSH, RED TWIG DOGWOOD, DOUBLEFILE VIBURNUM
- EQUESTRIAN TRAIL: 6' WIDE
- BOLLARD
- FIRE HYDRANT
- CLEANOUT
- TELEPHONE POLE
- WATER VALVE
- GUY POLE
- LIGHT POLE
- POWER POLE
- SIGN
- UNDERGROUND UTILITY PAINT MARK
- CHAIN LINK FENCE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC WIRES
- LIMITS OF CLEARING AND GRADING



PARCEL 1
VANIAGONER FAMILY LLC, THE
ZONE: C-8, HIGHWAY COMMERCIAL
LAND USE: INDUSTRIAL

Application No. SE 00-D-036 Staff T. Strahl
APPROVED (SP) / SP PLAN
SEE DEV CONDS DATED 11-15-00
Date of (BOS) (BZA) approval 1-8-01
Sheet 1 of 1

PARKING REQUIREMENTS:

1 SP/200 SQ.FT. NET FLOOR AREA (UP TO 1000 GFA) @ 80% + 1/200
2 SP/EA. SERVICE BAY (3 BAYS)
1 SP/EA. EMPLOYEE

TABULATION:

EXISTING ZONING C-8/Highway Commercial
AREA 37,949 SF OR 0.8113 AC
FAR ALLOWED .5 OR 18,914 SF
FAR PROPOSED .16 OR 6,000 SF
BUILDING HEIGHT ALLOWED 40 FT
BUILDING HEIGHT PROPOSED 30 FT.
FRONT YARD SETBACK 45 Degree angle of bulk plane, not less than 40 feet.

SIDE YARD SETBACK NONE
REAR YARD SETBACK 20 FT.
OPEN SPACE REQUIRED 15%
OPEN SPACE PROVIDED 20%
PARKING SPACES REQUIRED 30 SPACES
PARKING SPACES PROVIDED 31 SPACES
LOADING SPACES REQUIRED 1 SPACE-STANDARD B
LOADING SPACES PROVIDED 1 SPACE

REVISIONS	10/10/00-ADD PARKING
PER STAFF COMMENTS	
SURVEY	WHGA
DESIGN	BALLINGER
DRAWN	J. WOODS
CHECKED	S. GLEASON
<p>William H. Gordon Associates, Inc. 4501 Doby Drive • Chantilly, Virginia 20151 (703) 283-1900 • METRO (703) 803-9508 • FAX (703) 263-0768</p>	
DATE	APRIL 25, 2000
SCALE	HORZ: 1"=20' VERT: N/A
SEAL	
<p>SPECIAL EXCEPTION PLAT - # SE 00-D-036</p> <p>AUTO CARE INC. DRAVESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA</p>	
JOB	1796-0201
CADD	1796_se.dwg
SHEET	1 OF 1